



MAPLETON UTAH

PLANNING COMMISSION MINUTES

June 10, 2021

PRESIDING AND CONDUCTING: Commissioner Jake Lake

Commissioners in Attendance: Sharee Killpack
Christy Nemelka
Lewis Nuttall

Staff in Attendance: Brian Tucker, Planner

Minutes Transcribed by: April Houser, Executive Secretary

Commissioner Jake Lake conducted the meeting. He called the meeting to order at 6:00pm. Alternate Commissioner Lewis Nuttall was seated as voting member this evening.

Item 1. Planning Commission Meeting Minutes – May 27, 2021.

Motion: Commissioner Killpack moved to approve the May 27, 2021, Planning Commission Meeting Minutes.

Second: Commissioner Nuttall

Vote: Unanimous

Item 2. Consideration of an ordinance applying a Transferable Development Right Receiving Site (TDR-R) Overlay to 7.76 acres located at approximately 250 East 1600 South, and approval of a Preliminary Plat for the Garfield Estates Subdivision Plat “A” consisting of four lots.

Brian Tucker, Planner, went over the Staff Report for those in attendance. The applicants stated that they did not want the easement down the side of lot 3. Brian went over the reasoning for the easement due to the existing Maple Vale concept plan and the potential of other parcels using a future roadway in this area.

Commissioner Lake opened the Public Hearing. No comments were given, and the Public Hearing was closed.

Motion: Commissioner Killpack moved to recommend approval to the City Council of an ordinance applying a Transferable Development Right Receiving Site (TDR-R) Overlay to 7.76 acres located at approximately 250 East 1600 South, and approval of a Preliminary Plat for the Garfield Estates Subdivision Plat “A” consisting of four lots with the conditions listed below:

1. Any outstanding issues raised in the Development Review Committee (DRC) minutes shall be addressed prior to plat recording.

2. A right-of-way (ROW) easement or dedication will be required along the entirety of the west side of lot 3 as directed by the Development Review Committee (DRC).

Second: Commissioner Nuttall

Vote: Unanimous

Item 3. Consideration of a request for Preliminary Plat approval for the Wade Payne Subdivision, a 34-lot subdivision, located at approximately 300 West 350 South in the RA-1 Zone with a TDR-Receiving Overlay.

Brian Tucker, Planner, went over the Staff Report for those in attendance. He emphasized the City Council cap on 34 lots and the fact that most lots within the subdivision are as large, or larger, than those adjacent to the existing subdivisions. Brian stated that the worst lot by comparison in this proposed subdivision, compared to an adjacent one, was only 12-13% smaller. He also mentioned that the lot across the street was much smaller than the one proposed in this development. The cul-de-sac might be slightly too long to meet City Code, and the applicant has removed the stub street to the Klauck property that was part of the concept the City Council used to approve the rezone.

Kyle Spencer, with Northern Engineering, explained that their reasoning for dropping the stub street was that their sewer was going to go to 800 West rather than the Klauck property. **Brian** noted that the location of the sewer had no bearing on the stub street going through. Mr. Spencer stated that he had done a concept for the Klauck property, and they were not as insistent on the stub as he had been since he found out the sewer was not going through the Payne property.

Staff mentioned that the connectivity in a road system eased the traffic on any one street and that cul-de-sacs lead to additional traffic on through streets and congestion in the city. The Planning Commission discussed the project as it pertained to the stub street.

Motion: Commissioner Nuttall moved to approve the Preliminary Plat approval for the Wade Payne Subdivision, a 34-lot subdivision, located at approximately 300 West 350 South in the RA-1 Zone with a TDR-Receiving Overlay with the recommendations listed below:

1. No stub street required.
2. Any outstanding issues raised in the Development Review Committee (DRC) minutes shall be addressed prior to plat recording.

Second: Commissioner Lake

Vote: 3:1:0 with Commissioners Nuttall, Lake and Killpack voting aye and Commissioner Nemelka voting nay feeling a stub street should be required.

Item 4. Adjourn.

April Houser, Executive Secretary

Date